

10
SHANGHAI MUNICIPAL POLICE

REPORT

SHANGHAI MUNICIPAL POLICE
S. B. REGISTRY
7-5422 (B)
27 7 42

Foreign Affairs SHANGHAI File No. Date July 23, 1942.

SUBJECT: Re ASSOCIATION of CHIEF-TENANTS and SUB-TENANTS in Shanghai.

With reference to the application from a group of German Jewish Refugees, consisting of the following persons:

1. Eugen Blumenthal, 277/ 3 Dent Road, chief-tenant, house consists of 11 rooms, 9 of them sub-let.
2. George Cohn, 805/ 18 E. Seward Road, chief-tenant, house consists of 3 rooms. He is also an Insurance Agent.
3. Fritz Growald, 381 Ward Road, merchant and Chief-tenant of 15 rooms.
4. Paul Neugasser, 110 Alcock Road, house of two rooms. Has no sub-tenants.
5. Rudolf Reiss, 125/3 Wayside Road, agent for Insurance Co. and manager of a lodging house of 14 rooms.

to organize an Association of Chief-tenants and Sub-tenants for the purpose of settling misunderstandings which frequently occur between the two parties, the undersigned made enquiries and interviewed the administration of the Jewish Community and Mr. Peretz of the International Committee (I.C.), who are of the opinion that such association would be very useful in settling minor cases between Chief-tenants and Sub-tenants without referring to the Police Station or to the Arbitration Court of the Jewish Community, which is overcrowded with cases of disputes between small merchants over the ownership of various property.

The undersigned interviewed the above named persons and has come to the conclusion that an organization like the proposed one would be useful and would relieve the Police Stations from unnecessary enquiries in minor cases between Chief-and Sub-tenants.

The statute of the organization is herewith attached

The establishing of such club considered necessary as the S.M.C. & Jewish community have the Arbitration Board.

The applicant to be notified the above.

Aug. 24/42

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INDEXED BY
(S. B.) REGISTRY
DATE 7/17/42

SHANGHAI MUNICIPAL POLICE.

REPORT

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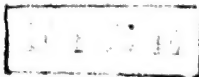
Foreign Affairs ~~Section~~ File No. Date July 23, 1942.

SUBJECT:

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The activities of the organization will be watched and the above group of persons was warned against any illegal proceedings and if in doubt to refer to the recognized Arbitration Courts or to the respective Police Stations.

E. J. J. J.
D.S.I.



JUL 26 1942

Officer i/c of Foreign Affairs Section.

STATUTE

of the Association of Chief-Tenants and Sub-Tenants in Shanghai.

1. The object of the Association is the co-operation of Chief-tenants and Sub-tenants for the promotion of peace and harmony, and creation and maintenance of living houses, and finding accommodation for those who have innocently lost their rooms or because they have come into distress. There will not be any political or religious activity.
2. Any honourable Chief-tenant or Sub-tenant may become a member of the Association. The Managing Committee of the Association decides whether someone is admitted as a member, after a written application for admission has been brought in. The Managing Committee decides finally and need not give any reason for its decision.
3. The Managing Committee of the Association consists of 6 persons. The Chairman and 5 persons of the Managing Committee must be Chief-tenants. For the Association all the resolutions of the Managing Committee are binding. In case of equality of votes, the vote of the Chairman is decisive. The Managing Committee represents the Association in internal and external affairs and is elected by the meeting of the members for a term of a commercial year. The commercial year is the calendar year and terminates at the end of the calendar year. The first commercial year ends on the 31st. of December of the calendar year following the foundation of the Association. If in the course of the commercial year a member of the Managing Committee retires, the Managing Committee has to appoint a deputy. The first Managing Committee is appointed by the founders of the Association.
4. There will have to be a meeting of the Association at least once every month. The dates of meeting will be fixed by the Managing Committee and will be published in the press. The resolutions of the meeting are decided by public voting with the single majority of the present members, unless another majority is cogently prescribed by law. In case of equality

of votes an application is deemed to have been refused. Only those members are entitled to participate in the meetings and to vote who have fulfilled their obligations to the Association especially paid their subscription. The course of the meetings and the resolutions passed have to be recorded in a minute-book.

5. In the Association there are two sections:- a Section of Chief-tenants and a Section of Sub-tenants. The leaders of these Sections are appointed by the Managing Committee. The Managing Committees of the Sections may ask members of the Association for support in their work. The Sections may hold meetings separately. The resolutions of the Sections are not binding for the Association unless they have been approved by the Managing Committee of the Association.
6. The Association levies subscriptions that will be fixed by the Managing Committee. The Managing Committee is authorised to grant a respite for payment of subscriptions, to reduce or to remit them, if such a measure is justified by the circumstances
7. The membership is extinguished by
 - a. voluntary withdrawal
 - b. exclusion

A member may withdraw voluntarily by presenting a written declaration of withdrawal. This becomes effective 3 months after presentation. Exclusion is made by the Managing Committee and is permitted, if a member commits a defamatory act or is in arrears with the subscriptions for more than 3 months in spite of his having got a written demand of payment.

8. Two months before the end of the commercial year the meeting of the members has to elect two examiners, who have to examine the management of the Managing Committee and who have to report about their examination at the first meeting of the new commercial year.
9. The Association will be at work in order to avoid disputes between Chief-tenants and Sub-tenants, if it is possible, and to have them settled by the arbitration-boards established by

competent authorities, and that furthermore no notice to quit will be given without the previous consent of the Association, and that the necessary steps shall be taken in order to avoid the transfer of houses by which Sub-Tenants would be deprived of their rooms.

10. The Association will strictly observe the prescriptions and laws of the Municipal Authorities and of those of the State and do its work in the common public interest beneficial to all.

11. A majority of $2/3$ of all the members may only decide upon the dissolution of the Association. For this purpose the Managing Committee has to call an extraordinary meeting of the members stating the order of the day. If in a meeting called in for this purpose there are not enough members present, the Managing Committee has within a period not later than a fortnight after this meeting call a new meeting.

12. If the Association is dissolved, its capital will be remitted to an organization of public or private welfare which is to be designated by the Managing Committee.

SHANGHAI, July 3rd., 1942.

30th

Relief Committee of Chief -tenants,
277/III Dent Road.

Shanghai, May 20, 1942.

SHANGHAI MUNICIPAL POLICE
S. P. REGISTRY
No. S. P. D. 5422(B)-10
Date 29-5-42

To the

S.S. Police Head, Quarter,
Szechow Road,
Shanghai.

Dear Sirs,

In reference to your letter of 19th inst. and on the conver-
sation with Mr. Gromala, we would beg to ask for the permission of estab-
lishing a club with the following aims:

We intend to establish a club for the mutual benefit between Chief-
and-sub-tenants, so as to help the sub-tenants to find rooms in their
need. Political and religious activities are not intended.

As soon as we have your consent we will send you a prospect
of our Club-regulations. We have already applied to the Jewish Community
and asked them to forward our application to the proper authorities, a
copy of which Mr. Gromala has handed over to you. We are informed that
the Japanese authorities would very much like to see such organisation,
wherein chief-tenants and sub-tenants are mutually working together.

Therefore we have elected

1. Mr. Eugen Diamenthal, German, 277/III Dent Road,
2. Georg Gonn, German, 300/18 East Seward Road,
3. Fritz Gromala, German, 381 Ward Road,
4. Paul Neugasser, Austrian, 104 Alcock Road,
5. Rudolf Reiss, Austrian, 120/3 Sidside Road,

who are willing without any payment to form such a organisation under
the name of "Stuhls-Committee der 'Kasernen'", Relief Committee of Chief-
tenants, and we would be thankful for granting us our request, in order
to register the names of the candidates and to forward them to you.
We like, at the same time, to point out, that we do not intend to estab-
lish an arbitration court, but in some minor cases, we would try to smooth
up things between both parties, which we have done already with good
success.

We are, dear Sirs,

Yours respectfully:

J. Gonn

Mr. Gonn

Very much obliged

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Foreign Affairs . YYYY

July 23, 1942.

Re ASSOCIATION of CHIEF-TENANTS and SUB-TENANTS in Shanghai.

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Foreign Affairsyyyyy

July 23, 1942.

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Officer i/o of Foreign Affairs Section.



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SHANGHAI, July 3rd., 1942.

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SHANGHAI, July 3rd., 1942.

June, 22

42

Shanghai Municipal Police
Headquarters,
165 Foochow Rd. 2nd. floor
Local

Dear Sirs:-

Referring to the application of the "Relief Committee of Chief-Tenants, c/o Mr. Eugen Blumenthal, 277 III Dent Rd." we beg to inform you that our Board of Directors has decided as follows:

The "Juedische Gemeinde" has no objection to the establishment and the registration of the above organization if the following conditions will be observed:

- 1) The Committee has to inform all its members, that they have to apply in all cases to the Arbitration Board of the "Juedische Gemeinde", respectively of the "I.C. ".
- 2) All changes concerning the ownership of houses or rooms and the prices of sale are to be announced to the "Juedische Gemeinde".
- 3) Notices of rooms can given only with the approval of the "Relief Committee of Chief-Tenants".

We have informed the Committee in this way.

We remain, dear Sirs;

Respectfully Yours

Communal Association of Central European Jews
(J u e d i s c h e G e m e i n d e)

Dr. K ar d e g g
Dr. K ar d e g g, President

SHANGHAI MUNICIPAL POLICE

REPORT

SHANGHAI MUNICIPAL POLICE
S. B. REGISTRY
No. S. B. D. 8422(2)
Date 8 9 11

Special Branch Station. File No. Date August 30, 1941

SUBJECT: Application for registration of
"Association of The House-Possessors
in Shanghai."

See also
C/R. LA. A42/147

With reference to the attached communication relating to a request for registration of the "Association of The House-Possessors in Shanghai" received from Messrs. E. BLUMENTHAL, W. TISCH and L. KAUF, the English version of the statutes of the organization as enclosed with the original letter are literally impossible to understand. A German version has been supplied by the sponsors of the association - the individuals mentioned above - but the aims and objects of the group are far from clear.

BLUMENTHAL, TISCH and KAUF, all German Jewish refugees and none of good standing in the refugee community, are imbued with the idea that they can assist householders and tenants in the Hongkew area in settling their many quarrels regarding rent, sub-letting, etc., etc. by the formation of the association which will take upon itself the duties of arbitrators for the purpose of settling amicably the affairs of members of the association. Since a properly constituted Arbitration Court already exists among the Jewish Community in Shanghai I do not see the need for another one to be established, especially when its real raison d'etre is merely to line the pockets of the three persons mentioned above.

The Jewish Community Arbitration Court naturally settles - or tries to settle - only cases of a

File
SEP 5 1941
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SHANGHAI MUNICIPAL POLICE.

REPORT

Station. File No. Date

SUBJECT:

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civil nature and their fees ~~fees~~ are purely nominal. If a litigant has nothing he is charged nothing for services while a refugee in possession of funds who is involved in a dispute is charged according to his means.

The entire scheme is a nebulous one and in the opinion of this office no good purpose would be served in allowing it to be registered as an organized association with the Police, thereby creating a precedent which might possibly be followed by numerous other Jewish refugee petty organizations for registration with the Police.

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J. Pires

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DATE 5/9/41

A.C. (Special Branch).

W.S. & Pitts

ac. (sp)

for

*instructions
copies
with*

J. P.
5/9/41

*Inform applicant
that we cannot consider
registration of this so called
association. You can also
warn them that any illegal
activities will result in
their immediate prosecution.*



Eugen Blumenthal
277/3 Dent Road

Shanghai Municipal Council

Local

Administration Building

Sehr geehrte Herren,

wir überreichen hiermit das Statut der Vereinigung der Hausbesitzer in Shanghai in deutscher Sprache und bitten um die Genehmigung zur Gründung dieser Vereinigung.

Der Zweck der Vereinigung ist, dahin zu wirken, daß die Verhältnisse der Wohnungangelegenheiten, die oft zu Streit und vielen Beschwerden Anlass gegeben haben, in gemeinnützigem Sinne und im Interesse der Mieter und Vermieter, geregelt werden. Ferner, daß die ungesunde Spekulation, die mit zu der Erhöhung der Mieten geführt hat, verhindert wird. Wir wollen auch, daß der schlechte Ruf, in welchem die Hausbesitzer durch Spekulanten gekommen sind, beseitigt wird und für einen gesunden Wohnungsmarkt sorgen. Wir wollen auch Rechtsfragen von allgemeiner Bedeutung, die nicht gütlich beigelegt werden können, durch die Gerichte zur Entscheidung bringen, wozu der Einzelne, wegen der hohen Gerichtskosten, nicht in der Lage sein würde. In vielen Fällen von Streitigkeiten ist es der Kosten wegen nicht möglich die Gerichte anzurufen, was dazu geführt hat, daß vielfach unzulässige Eigenmacht geübt worden ist. Unsere Vereinigung will auch dahin wirken, daß auch letzteres verhindert wird und so eine Entlastung der Polizei und Gerichte herbeiführen. Wir wollen also kurz gesagt die Missstände, die unzweifelhaft im Verhältnis von Mieter zu Vermieter eingedrungen sind beseitigen, und deshalb sind wir der Ansicht, daß die Gründung unserer Vereinigung von allgemeinem Interesse und Nutzen ist.

Daneben wollen wir auch Geselligkeit und Wohltätigkeit üben.

Wir wollen nur ehrenhafte Mitglieder aufnehmen, die in jeder Beziehung einwandfrei sind und werden in dieser und jeder anderen Hinsicht selbstverständlich ihre Anordnungen befolgen.

Shanghai, den 18.8.41

Hochachtungsvoll

Eugen Blumenthal
Willi Tisch
Ernst Ren

S a t z u n g

1. Der Zweck der Vereinigung besteht in der Förderung der gemeinsamen Interessen der Mitglieder im gemeinnützigen und sozialen Sinne. Dieser Zweck soll in Übereinstimmung mit den öffentlichen Gesetzen und Vorschriften verfolgt werden. Politische und religiöse Tätigkeiten sind ausgeschlossen.

2. Die Vereinigung ist eine Zusammenfassung von Personen, welche Hausbesitz als Eigentümer, Pächter oder dgl. in Shanghai haben. Sie führt den Namen

Vereinigung der Hausbesitzer in Shanghai
Association of housepossessors in Shanghai

3. Die Mitgliedschaft kann von solchen Personen erworben werden, welche ein Haus in Shanghai als Eigentümer, Pächter oder auf Grund eines sonstigen Rechtes besitzen. Ueber den Erwerb der Mitgliedschaft beschliesst auf schriftlichen Antrag des Gesuchstellers und Bericht des Vorstandes die Mitgliederversammlung. Mitglieder können zu jeder Zeit austreten, wenn sie 2 Monate vorher dem Vorstände durch eingeschriebenen Brief ihre Kündigung erklären. Die Mitgliedschaft erlischt ferner, wenn und sobald ein Mitglied aufhört Hausbesitzer in Shanghai zu sein, es sei denn, dass das betreffende Mitglied erklärt, daß die Mitgliedschaft aufrecht erhalten werden soll. Der Ausschluss eines Mitgliedes kann auf schriftlichen, mit Gründen versehenen Antrag des Vorstandes oder von 4 Mitgliedern von der Mitgliederversammlung beschlossen werden, wenn ein Mitglied wegen eines ehrenrührigen Vergehens bestraft ist oder ernsthaft die Interessen der Vereinigung verletzt hat oder ohne ausreichende Entschuldigung mit der Zahlung des Beitrages für mehr als ein halbes Jahr im Verzuge ist. Anträge auf Ausschluss sind allen Mitgliedern eine Woche vor der Versammlung, welche über den Ausschluss beschliessen soll, brieflich mitzuteilen. Dem betroffenen Mitglied ist der schriftliche Antrag auf Ausschluss unverzüglich nach Eingang, die Ladung zur Mitgliederversammlung mindestens 10 Tage vor deren Datum durch eingeschriebenen Brief zu übersenden. Das Mitglied ist vor der Abstimmung schriftlich und auf sein Verlangen auch mündlich zu hören.

4. Der Vorstand besteht aus dem Vorsitzenden, dem Schriftführer und dem Kassenwart. Er vertritt die Vereinigung ausserhalb der Mitgliederversammlung und wird jährlich für die Dauer eines Jahres von der Mitgliederversammlung gewählt. Während des Amtsjahres können Mitglieder des Vorstandes durch die Mitgliederversammlung aus wichtigen Gründen mit der Mehrheit des Art. 33 Chin. Zivilgesetzbuches abberufen werden. Zwei Monate vor dem Ende des Geschäftsjahres sind von der Mitgliederversammlung 2 Prüfer aus der Zahl der Mitglieder zu wählen, die über die Tätigkeit des Vorstandes zu berichten haben.

5. Regelmässige Mitgliederversammlungen finden einmal in jedem Monat statt. Der Vorstand ist berechtigt, jederzeit eine außerordentliche Versammlung einzuberufen, und dazu verpflichtet, wenn 10 Mitglieder dies schriftlich unter Angabe der Tagesordnung beantragen. Die Einladung zu Versammlungen erfolgt grundsätzlich durch Brief oder Karte, falls nicht ein bestimmter Tag für die Versammlung bestimmt wird. Alle Beschlüsse der Mitgliederversammlung und der wesentliche Gang der Verhandlungen sind vom Vorstand in einem besonderen Buch aufzuzeichnen, welches von den Mitgliedern jederzeit eingesehen werden kann.

6. Alle Beschlüsse der Mitgliederversammlung werden in offener Abstimmung und durch einfache Mehrheit der anwesenden Mitglieder bewirkt, es sei denn, das in dieser Satzung oder im chinesischen Zivilgesetzbuch etwas anderes vorgeschrieben ist.

7. Die Beiträge der Mitglieder werden von der Mitgliederversammlung bestimmt. Der Vorstand ist verpflichtet die Beiträge einzuziehen und berechtigt, auf begründeten Antrag, Ratenzahlung, Ermässigung, Stundung oder Erlasse zu gewähren.

8. Im Falle von persönlichen Streitigkeiten zwischen Mitgliedern soll von dem Vorsitzenden des Vorstandes oder von einem durch ihn beauftragten Mitgliede der Versuch einer Schlichtung gemacht werden. Falls dieser Versuch mislingt, soll ein Schiedsgericht von 3 Mitgliedern eine entgeltliche Entscheidung fällen, wobei von jeder Partei ein Schiedsrichter und der Obmann von beider Schiedsrichtern gewählt werden. Wenn eine Partei nach schriftlicher Aufforderung es unterläßt den Schiedsrichter zu benennen, ist dieser vom Vorstand zu bestimmen. Die Entscheidung ist nach schriftlicher und mündlicher Anhörung der Parteien schriftlich mit Tatbestand und Gründen zu geben und dem Vorstand und beiden Parteien mitzuteilen.

9. Hinsichtlich der Abänderung oder Ergänzung dieser Satzung, der Auflösung der Vereinigung sowie aller sonstigen in dieser Satzung nicht geregelter Fragen gelten die Bestimmungen des chinesischen Zivilgesetzbuches. Das Vermögen der Vereinigung fällt im Falle ihrer Auflösung ohne Liquidation an eine Einrichtung der öffentlichen Wohlfahrt, die von der Mitgliederversammlung wird. Beim Fehlen einer solchen Bestimmung entscheidet der Vorstand.

F bestimmt

Shanghai

Eugen Blumenthal
277/3 Dent Road.

Shanghai Municipal Council

Local

Administration Building.

Dear Sirs,

We hereby beg to hand you the statutes of the Association of Housepossessors in Shanghai, in the German language, and ask you to allow the formation of this association.

The aim of the association is to settle all sorts of misunderstandings and conflicts as arise between landlords and tenants, without having to bother the authorities. Another of its aims is to stop rent profiteering. We shall endeavour to change the bad repute which was given the housepossessors by various speculators. We also want to be able to settle questions which cannot be decided by amiable negotiations by court action, which a single person would not be able to do, in view of the expense in connection with law-suits. In many cases people tried to avoid the expense of taking matters to court and have consequently taken action which is neither legal nor fair. Our association will also save the Police and Courts a lot of bother. In short we shall try to stop all disputes between landlords and tenants, and therefore consider that the formation of such an association would be to everybody's benefit.

We also intend to further companionship and charity.

All our members will be persons of good repute and will consequently carry out all your instructions.

Yours faithfully,

signed: Eugen Blumenthal

Shanghai, August 18, 1941.

Willy Tisch

Leo, old Kauf.

STATUTES .

1. The aim of the association is to promote mutual understanding among its members. This shall be done in accordance with the existing laws and regulations. Political and religious activities are banned.

2. The members of the association will consist of persons who are owners, lessees, etc. of houses in Shanghai. The name will be

Association of Housepossessors in Shanghai.

3. Member can be any person who possesses a house in Shanghai, as owner, lessee, or in some other rightful capacity. A new member will be accepted after his written application has been passed by the committee and the member-meeting. Members can resign after having given 2 months notice by registered mail to the chairman of the association. The membership automatically ceases when a person stops being a housepossessor, in such cases a special application to retain membership must be forwarded. A member may be expelled upon a suggestion from four other members of the association, if the reasons are found sufficient by the member-meeting; or if he owes more than half a year's membership fees. Upon receiving a proposal to expulse a certain member, he (the member) must receive notice of such a proposal at least ten days prior to the member-meeting, on which occasion he may state anything he knows in his defence.

4. The committee consists of the Chairman, the Secretary and the Cashier. They are elected for a period of one year by the member-meeting. The member-meeting may in the course of the year in accordance with Article 33 of the Chinese Civil Code, by majority elect a new committee. Two months before the end of the year two members of the association will be appointed as controllers, and will report on the activity of the committee.

5.

5. A member-meeting will be held ~~once~~ every month. .
The committee has the right to call at any time a special
meeting. and has to do so, when it is requested by ten members.
Unless it is the regular meeting, invitations for the special
meeting will be sent by letter or post card. All decisions
of the member-meeting and important announcements of the
committee will be entered in a specially provided book, which
can at any time be perused by the members.

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File no. 11-911
Registered **REFERRED TO POLICE FORCE**
FOR THE NECESSARY ACTION DIRECT
Shanghai, the 31 st of July 1941

Shanghai Municipal Council

McAllen
L o k a l
Administration Building

SECRETARIAT S.M.C.
AUG 4 1941
RECEIVED

Dear Sirs,
we take the liberty to notify to you the formation of the
Association of the House - Possesors in Shanghai

which happened in a meeting on June 26. th 1941. Referring to the statute
and the list of the members herewith enclosed, we beg leave to apply
respectfully for your authorisation of our establishment.

The board of directors (committee) consists of:

1. Eugen Blumenthal	277/3 Dent Road	Chairman
2. Willy Tisch	810/37 East Seward Road	Secretary
3. Leopold Kauf	810/37 East Seward Road	Cashier

We have the honour to be, dear Sirs, Yours very faithful servants

Association of the House-Possesors in Shanghai

Eugen Blumenthal *Willy Tisch*
Leopold Kauf

Our address is:

c/o Eugen Blumenthal
277/3 Dent Road

List Of Members

Mrs. E. Blumenthal	277/3 Dent Rd.
" W. Tisch	810/37 East Seward Rd.
" L. Kauf	810/37 East Seward Rd.
" Weinstein	805/38 East Seward Rd.
" E. Neugasser	277/3 Dent Rd.
" Dr. Guthwirt	241 Chusan Rd.
" Warschawsky	810/68 East Seward Rd.
" Nachmann	810/35 East Seward Rd.
" David	252 Wayside Rd.
" Gottlieb	810/43 East Seward Rd.
" Schaechter	69 Chusan Rd.
" F. Zellermeier	1170 East Broadway
" Scheie	805/34 East Seward Rd.
Mrs. Britzmann	810/87 East Seward Rd.
Mr. Goldstaub	765 Tongshan Rd.
" Fiedler	765 Tongshan Rd.
" Weissenberg	7 65 Tongshan Rd.
" Sogwersenz	810/27 East Seward Rd.
Mrs. Rosenberg	810/27 East Seward Rd.
Mr. Abraham	737/16 East Broadway
" Heymann	810/28 East Seward Rd.
" Sondland	810/14 East Seward Rd.
" Wachsnar	805/20 East Seward Rd.
" Lindenstrauss	335 Wayside Rd.
" O. Weil	912 East Seward Rd.
" H. Preis	226 Kungping Rd.
" Reich	820 East Seward Rd.
" Lewinski	805/35 East Seward Rd.
" I. Weiss	416/53 Tongshan Rd.
" S. David	54 Chusan Rd.
" Moral	56/44 Chusan Rd.
" Prunelle	805/36 East Seward Road
" Fraenkel	818/47 Tongshan Rd.
" Reiss	125 Wayside Rd.

Mary Blumenthal

W. Tisch

Legat Hong

STATUTE OF THE ASSOCIATION OF HOUSE POSSESSORS IN SHANGHAI

1. Object of the association of house-possessors in Shanghai is the furtherance of the members' common interests in the meaning of the public utility and socialism. this purpose is to be pursued in accordance to the public laws and regulations. Political and religious activities are excluded.

2. The association is a community of persons who possess one or more houses in Shanghai either for property or for lease or to like. It bears the name:
ASSOCIATION OF HOUSE-POSSESSORS IN SHANGHAI.

3. The member-ship can be acquired by such persons who have one or several houses in Shanghai as owners, leasers or in consequence of an other title. After a proposal in writing by a member-applicant and report of the managing committee the member-meeting has to decide upon the acquisition of this member. Members are allowed to retire at any time if they declare their notice two months before to the managing committee by means of a registered letter. Moreover the membership goes out if and provided that a member has ceased to be a house-possessor in Shanghai. Except this member may declare to keep his member-ship. If a member:

1. is punished because of a slanderous offence or
 2. seriously hurt the association's interests or
 3. is owing the shares for more than 6 Months without sufficient apology.
- The managing committee or 4 members may make an written offer to the member-meeting for excluding this member. Such a proposal is to be informed all members by letter one week before the member-meeting, that has to decide upon the exclusion. The written proposal is to be sent to the chairman. After having received it the chairman has to send a copy of it to the member in question at once, further the invitation to the member-meeting at latest 10 days before, both written by registered letter. The member is to be listened in writing or in demand by word of mouth before the voting.

4. The managing committee consists of:

- a. the chairman
- b. the secretary
- c. the cashier

It represents the association outside the member-meeting and it elected yearly by the member-meeting for long a year. During the official year members of the managing committee can be recalled by every member-meeting if important reasons are at hand and a majority according to § 53 of the Chinese Civil Code is deciding it. Two months before the end of a business year the member-meeting has to elect two examiners amidst the members having to report upon the activity of the managing committee.

5. Regular member-meetings take place once in every month. The managing committee is authorized to convoke an extraordinary member-meeting at any time and obliged for it if 10 members propose it by written and enclosing the order of the day. the invitation for member-meetings on principle happens by letter or card except a fixed day has been appointed for the member meeting. All resolutions of the member-meeting and the substantial course of the discussions are to be noted down by the managing committee into a special book for looking into by each member at any time.

6. All resolutions of the member-meeting are effected in public voting by single majority of the present members. Except such cases for which this statute or the Chinese Civil Code prescribe an other voting.

7. The shares of the members are fixed by the member-meeting. The managing committee has to collect the shares; it can allow payment by installation reduction, delay in payment or full remission to the member who is making a proved proposal.

8. In case of differences of personal manner between members the chairman or a member charged by the chairman may try to settle the difference. After having failed the trial an arbitration board consisting of 3 members may come to a definitive decision.